

Deline Homeowners Association
Meeting Minutes
October 8, 2013

ATTENDANCE: Damon and June Heer, Don and Thelma Misener, Marlys Joiner, Jill Perez, Peggy Franco, Neal Curtis, Violet Munger, and Marcia Kauffman. New HOA owner Matt Jones also joined the meeting.

MEETING was called to order at 7 p.m.

MINUTES: The minutes for September 2013 was reviewed -- a motion to approve the minutes was made by Neal, and seconded by Peggy -- unanimously approved by the board.

TREASURER'S REPORT: June reported 25 homeowners have not paid their yearly dues. Only 2 paid last month. One homeowner that has a lien against them, called June and was surprised of this information. June volunteered to send them all the paperwork on the lien, but told them this information had been mailed to them. June will send out letters again to those who have not paid.

June explained what the "uncategorized expenses" were. It was a mistake made by the bank -- this was entered twice so this expense is null and void.

Three homes were purchased in the neighborhood. June will update the Information Sheet.

June sent Laurie information regarding the HOA sign on 209th and Deline. Will wait to see what information she brings to the next meeting.

A motion was made by Neal to approve the treasurer's report, seconded by Jill, and unanimously approved by the board. (attached to original minutes).

NEW BUSINESS:

WISE PROPERTY (Lot 308): Washington County will auction off the home. The proceeds from auction will pay off the HOA fees.

ENDICOTT PROPERTY (Lot 283): Jeff has not done much with his property. He is hoping to sell soon.

NAKAYAMA PROPERTY (Lot 360): A tree was taken down between the houses (lot 361), but not much else has been done. June will send Marsha a letter.

LeFEBVRE PROPERTY (Lot 261): It was reported Raelynn has rented out part of her yard to park a trailer. This is not allowed. People are coming and going all the time at this residence. Work needs to be done on house and yard. She has a beauty parlor in part of the house and is renting out rooms.

BOITZ PROPERTY (Lot 304): Lawn resprayed for weeds -- Done.

CASH PROPERTY (Lot 334): A tree on the creek side was cut down by landscapers -- Done.

DeGREER PROPERTY (LOT 271): They were working on lawn -- Done.

GREENWAY -- Neal sprayed the weeds around the playground area. He will spray again as some more weeds are coming up.

Someone lit the garbage can on fire on the Greenway. The board wants to thank Al and Jill Perez who cleaned it up. Aloha Garbage is charging us for another can -- \$50.

GRAFFITI: There is graffiti on the fence going down to the greenway off Westside. Damon contacted Steve and he will paint over it.

HOA REPAIRS: Jill Perez is NOT putting up a shed as requested at the last board meeting.

OTHER NEW BUSINESS: Upcoming events -- the board plans to work on the upcoming July 4th parade in April 2014.

NEWSLETTER: June brought the newsletter for the board to distribute to homeowners.

RV LOT: Don has been checking into how much it will cost to black top the RV lot and it will be around \$10,000. Don will get quotes and present to the board in December.

DEVELOPMENT OF PROPERTY ON OTHER SIDE OF 209TH: Modifications have been made and plans are to develop 144 acres. This could affect the HOA.

HOW CAN WE GET MORE PEOPLE ON THE BOARD??????? We discussed ways that we can get more members, ways to find out what the HOA's concerns are, and what would people like to see for the HOA to do. It was suggested that we get out and ask the homeowners and report it back to the board.

DAMAGED TREES: June explained Oregon law on damaged trees: If a tree is dying on someone else's property and it is a danger to your property, you must notify the owner in writing to the owner of the tree. If the tree comes down, you have a record that you notified the owner and any damage to your property is covered by that owner.

MEETING ADJOURNED at 7:40 p.m.

NEXT MEETING: December 10, 2013.